



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

GENERAL PLAN REPORT

2002 Summer Hearing

Hearing Date/Agenda Number:
P.C. 8/12/02 Item:

File Number:
GP02-06-02a

Council District and SNI Area:
6 – N/A

Major Thoroughfares Map Number:
99

Assessor's Parcel Number(s):
455-20-060 and -063

Project Manager: Deanna Chow

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Light Industrial with a Mixed Industrial Overlay to High Density Residential (25-50 DU/AC).

LOCATION: Terminus of Evans Lane, south of the intersection of Almaden Expressway and State Route 87

ACREAGE: 6.4

APPLICANT/OWNER:

Staff/Evans Lane Apartments

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Light Industrial with Mixed Industrial Overlay

Proposed Designation: High Density Residential (25-50 DU/AC)

EXISTING ZONING DISTRICT(S): A(PD) – Planned Development

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: State Route 87 and Almaden Expressway

South: Mobile Home Park – High Density Residential (25-50 DU/AC)

East: State Route 87

West: Almaden Expressway

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration

PLANNING STAFF RECOMMENDATION:

High Density Residential (25-50 DU/AC)

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – A long-term traffic impact analysis (TRANPLAN) was performed in conjunction with GP02-06-02b and indicated that the proposed land use change would not cause a significant long-term traffic impact.
- Department of Public Works – The project site is located in Flood Zone AH and in a State Liquefaction Zone.
- Department of Parks, Recreation and Neighborhood Services – PRNS has indicated that the proposed amendment site is located in a park deficient area.

GENERAL CORRESPONDENCE:

None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a staff initiated amendment to change the San Jose 2020 General Plan Land Use/Transportation Diagram designation from Light Industrial with Mixed Industrial Overlay to High Density Residential (25-50 DU/AC) on a 6.4-acre site at the terminus of Evans Lane. This is one of two General Plan amendments along Evans Lane proposing to change to a residential designation. This particular amendment site, however, has a recently approved high density residential zoning found consistent with the General Plan through the application of a Discretionary Alternate Use Policy (see below). Staff is initiating the amendment to the General Plan Land Use/Transportation Diagram to reflect this recent zoning action.

The existing General Plan base designation allows for a range of Light Industrial uses. The Mixed Industrial Overlay provides for additional uses, such as churches, hotels/motels, hospitals, big box retailers, and schools. The proposed High Density Residential land use designation (25-50 DU/AC) is typified by three-story, multi-family residential developments.

BACKGROUND

The proposed amendment from Light Industrial with Mixed Industrial Overlay to High Density Residential (25-50 DU/AC) is a “clean up” amendment to the General Plan, reflecting the zoning already approved by the City Council in February 2002. The approved residential zoning allows 240 affordable dwelling units (47 DU/AC)(PDCSH01-10-096). Staff found the residential project in conformance with the General Plan by applying one of the Discretionary Alternate Use Policies (DAUP), which allows land uses other than specified on the Land Use/Transportation Diagram if certain criteria are met that further the goals of the General Plan. In an effort to encourage the production of affordable housing, the “Location of Projects Proposing 100% Affordable Housing” DAUP allows 100% affordable housing in

any General Plan land use designation so long as the project is compatible with the neighborhood and consistent with the housing distribution policies. The use of the Discretionary Alternate Use Policy was deemed appropriate, meeting the requirements for 100% affordability, housing dispersion policies, compatibility with the surrounding land uses, and consistency with the Residential Design Guidelines.

Site and Surrounding Uses

The 6.4-acre site, located at the terminus of Evans Lane, is currently occupied by a mini-storage facility. Evans Lane is a long, narrow street with one ingress and egress point at the intersection of Canoas Garden. Almaden Expressway and State Route 87 are located to the north, State Route 87 is located on the east, a mobile home park with a High Density Residential (25-50 DU/AC) designation is to the south, and Almaden Expressway is located to the west. Land uses further south on Evans Lane include an apartment complex, a women's residential shelter, and a recreational vehicle and boat storage facility. The Curtner Light Rail Station is located to the south and is within walking distance of the site.



Existing mini-storage facility adjacent to Almaden Expressway



Adjacent mobile home park to the south

ANALYSIS

Policy Consistency/Land Use Compatibility

The Evans Lane area is in transition from an industrial to a residential neighborhood. The transition was furthered by the recently approved residential zoning on this site that removed the pocket of industrial uses at the end of Evans Lane. The proposed General Plan amendment is compatible with the adjacent existing high density residential designations, reflecting the mobile home park and multi-family residential apartments immediately south of the site.

The existing General Plan land use designation is Light Industrial with Mixed Industrial Overlay. The area is typified by low intensity industrial and commercial uses. Evans Lane is continuing to transition from an industrial to residential neighborhood. This is evident by the recently approved high density residential zoning which removed the pocket of industrial land at the end of Evans Lane. Thus, much of Evans Lane is either occupied by or planned for residential uses.

Light industrial lands should be located in appropriate places such as near major access points, industrial suppliers and other industrial uses. The reduction in industrial uses along Evans Lane does not provide much new opportunity for businesses to co-locate given the limited light industrial land remaining in the area and the major separation from the Monterey Corridor created by State Route 87 and the Union Pacific railroad line. Additionally, businesses may find that residential neighbors desire limitations or restrictions on industrial uses not typically found in predominantly industrial areas. It is staff's conclusion that the existing Light Industrial with Mixed Industrial designation on the subject site is no longer appropriate given the changing character of the area. The conversion of this land to residential would not undermine staff's preservation efforts of the Light Industrial areas in the Monterey Corridor and in North San Jose.

The proposed land use change is consistent with several General Plan Major Strategies, including Growth Management, Housing and Sustainable City. These strategies support the increase of residential densities near rail stations, infill development and efficient use of resources. The proposed amendment is also consistent with several General Plan Goals and Policies which encourage higher density housing near light rail lines and other major transportation facilities. The Balanced Community Policy #2 supports the integration of housing with transportation systems and the Residential Land Use Policy #3 states that locations near light rail transit stations and along bus transit routes are preferable for higher density housing. The intensification of areas near access to transit allows for higher density housing in appropriate urban locations, where city services and facilities are located, resulting in reduced sprawl and efficient use of resources.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on July 8 and 10, 2002. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission in August and City Council in September. In addition, the Department's web-site contains information regarding the General Plan process, amendments, staff reports, and hearing schedule. This site is used by the community to keep informed with the status of the amendments.

At the community meetings, several community members expressed concern regarding traffic on Curtner Avenue and operational issues, indicating that the on and off ramps to and from Almaden Expressway are unsafe. Additionally, community members expressed that improvements were needed along Evans Lane for housing, including additional parking. One member expressed concern regarding the loss of small light industrial sites.

RECOMMENDATION

Planning staff recommends High Density Residential (25-50 DU/AC).

Attachments

PBCE002/GP_Team/2002Annual Review/Staff Reports/Summer Review/GP02-06-02a.sr.doc